

UNDER CONTRACT



## 27 Acres of Potential: Prime Investment and Development Opportunity

27.88 +/- Acres (\$13,020/acre) | Person County, NC | \$363,000



### ADDRESS

0 Somerset Drive  
Roxboro, NC 27573

### LOCATION

From Durham head northwest on I-85 S. Take exit 176 for US-501 N/Duke St toward Gregson St/Northgate. Use the right 2 lanes to turn right onto US-501 N/N Duke St. In 24 miles turn left onto Somerset Dr.

### PROPERTY SUMMARY

This 27-acre property in Roxboro is located within the city limits and offers access to water and sewer services. With R-6 zoning, it allows for a minimum of 6,000 sq ft single-family lots and 4,000 sq ft per d/u for townhomes and multi-family units when served by municipal sewer.

Nestled in the back of an established residential subdivision, Somerset Estates enjoys a tranquil setting with medium-density zoning. Somerset Drive provides direct access from 15-501, offering convenience and connectivity to the subject parcel.

Surrounded by a mix of new and existing single-family homes and assisted senior living duplexes, this community is a blend of diverse lifestyles. Just a short 30-minute drive to Durham and the RTP area, Somerset Estates combines serenity with proximity to major amenities.

[nationalland.com/listing/27-acres-of-potential-prime-investment-and-development-opportunity](https://nationalland.com/listing/27-acres-of-potential-prime-investment-and-development-opportunity)



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